

LONGFIELD STREET, CABRAMATTA

Urban Design Report

February 2012



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DESIGN STATEMENT

The masterplan is designed to create a vibrant and co generational residential and mixed use environment that looks to integrate the broader community with the site whilst establishing a contemporary yet sympathetic response to its build form and cultural context.



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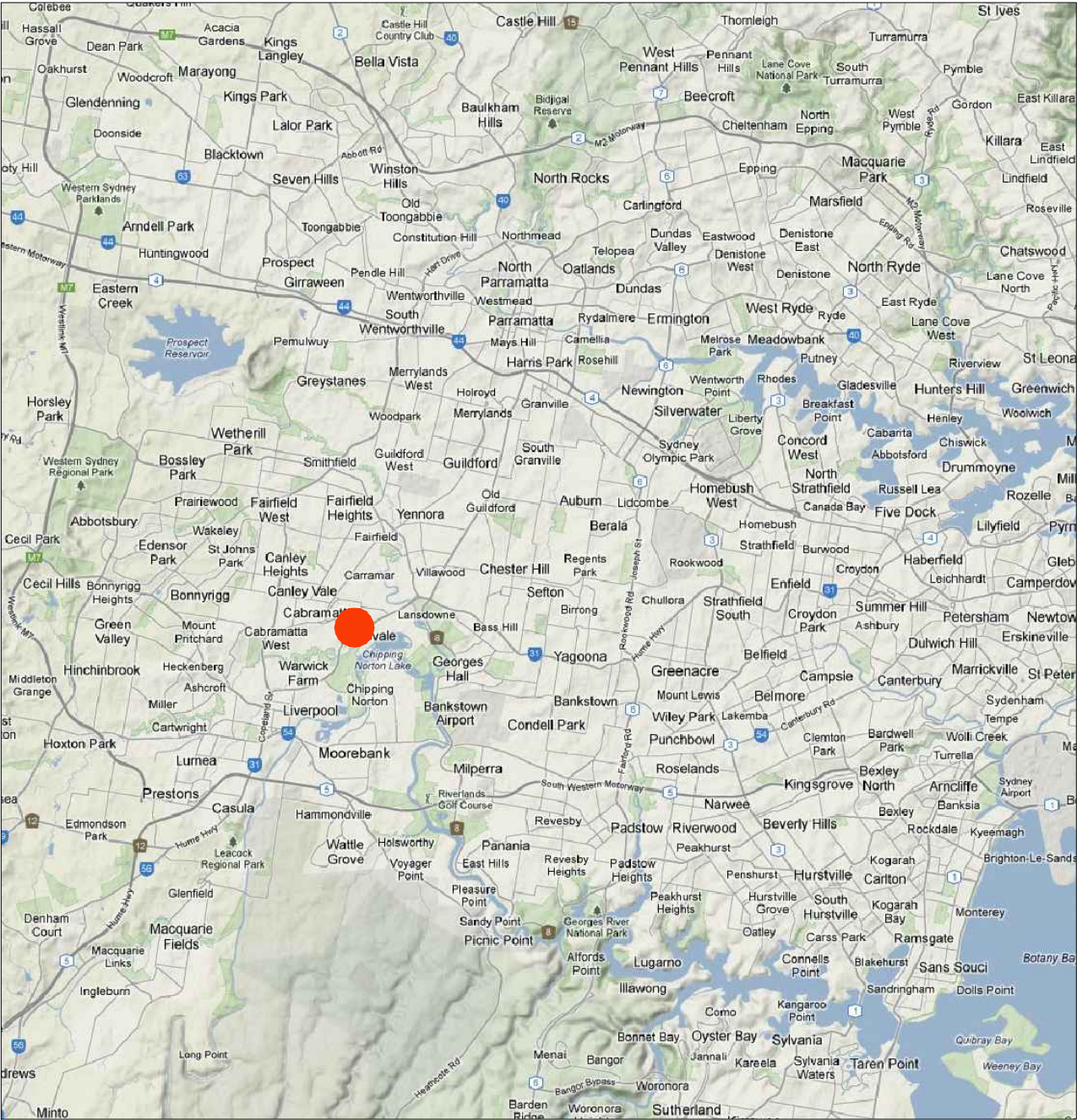
INTRODUCTION



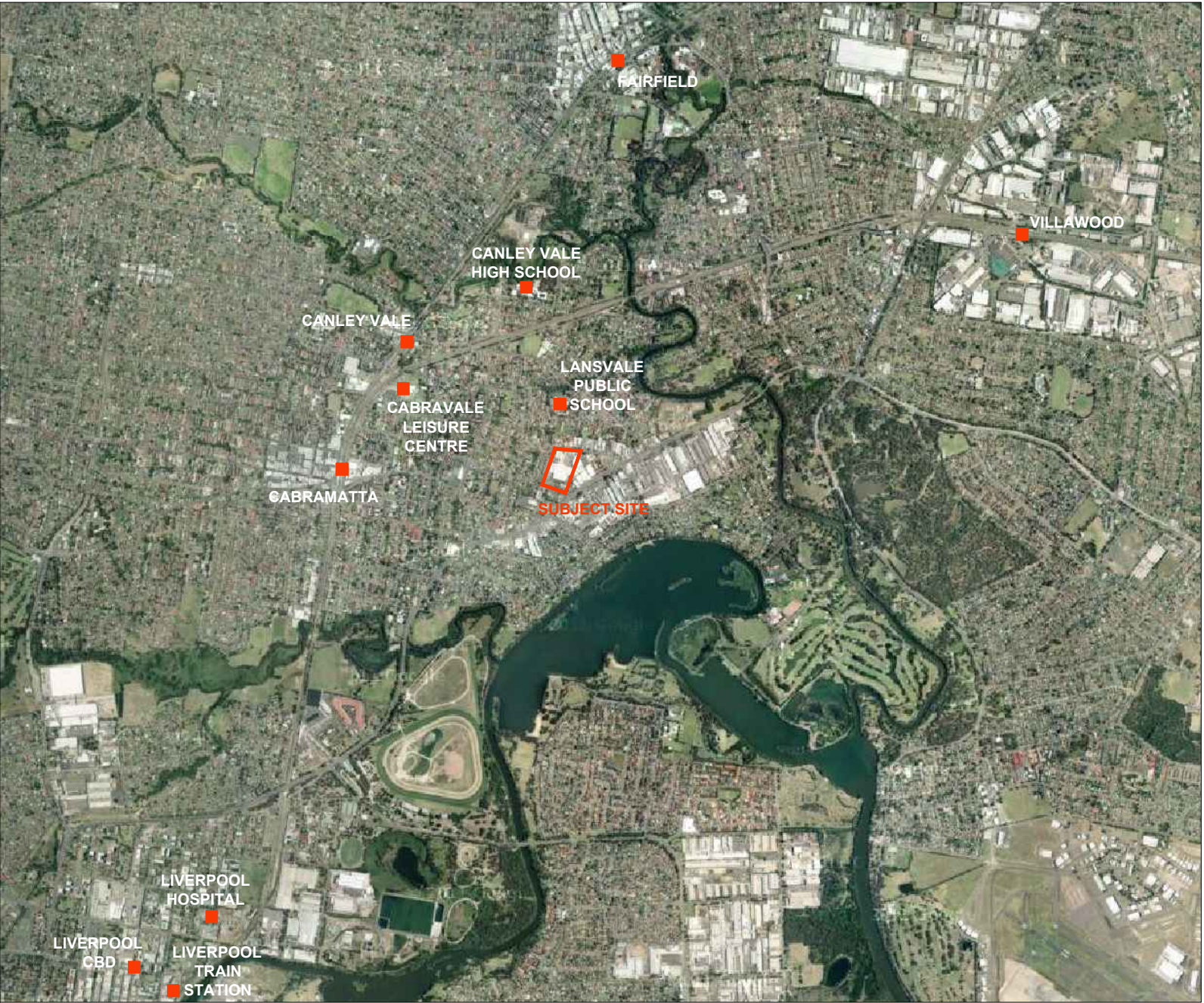
THE SITE

The subject site is located in the suburb of Cabramatta within the Fairfield Local Government Area in South West Sydney. The site is bounded by Chadderton Street to the north and Longfield Street to the south. It is located less than 100m west of Hume Highway on Longfield Street. To the east of the site is a number of commercial and warehouse buildings including a restaurant and some warehouse retail specialising in hardware and babyware as well as a motel and service station on the corner of Chadderton Street and Hume Highway. To the west is a residential development consisting mostly of 2 storeys townhouses. Chadderton Street to the east of the site is mainly light industrial including motor mechanics and hardware store; to the west of the site are dwellings of up to 2 storeys. On Longfield Street is mainly residential houses with a number of townhouse developments with commercial premises located at the corner of Hume Highway.

The site is located approximately 1.5km east of Cabramatta and Canley Vale railway station. Liverpool business district and its services including Liverpool Hospital is less than 5km to the south. The employment center of Fairfield is 4km to the north. A number of Schools and leisure centre are located within 2km from the site.



Regional Location Plan



Aerial Photograph



Figure ground study



The figure ground study shows that the massing and grain of the surrounding transition from a coarser grain to a finer grain moving from east to west. The site is located at the threshold of this change in grain. The buildings to the east are larger warehouse and industrial buildings while buildings to the west are single and double storeys residential buildings.

OPPORTUNITIES AND CONSTRAINTS

The site has a series of overlays that provide both opportunity and constraints in considering the Master plan.

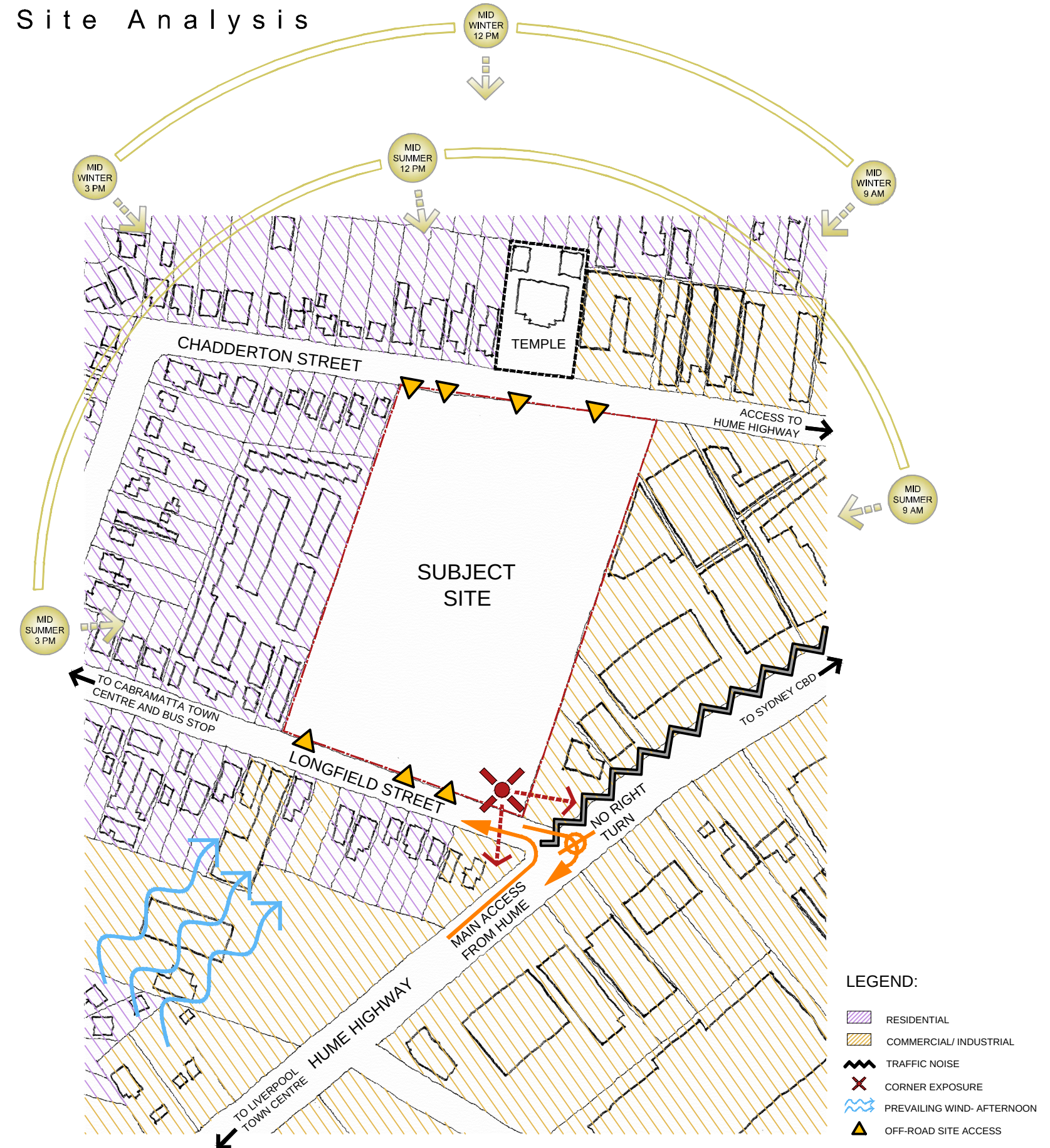
OPPORTUNITIES

- Located on the transition between residential and industrial zone.
- Adjoining warehouse and commercial properties have less overshadowing and privacy concern.
- Located in close proximity to Cabramatta town centre.
- Has easy access to Hume Highway.
- Bus route along Chadderton and Longfield Street for travel to Cabramatta, Lansvale, Fairfield and Liverpool.
- Redevelopment will improve the amenity of the area.
- Site is level and accessible from two street frontages.

CONSTRAINTS

- Adjacent low density to the north, west and south will limit height and potential overshadowing and privacy impact.
- Industrial use subject to complaints of noise and pollution from nearby residents, residential development would be compatible to neighbouring residential.
- Noise and pollution from nearby industrial sites.
- Vehicle unable to turn right from Longfield Street onto Hume Highway.
- Existing large warehouse is unattractive in the residential setting.

Site Analysis

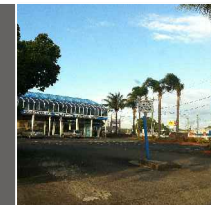


LEGEND:

- RESIDENTIAL
- COMMERCIAL/ INDUSTRIAL
- TRAFFIC NOISE
- CORNER EXPOSURE
- PREVAILING WIND- AFTERNOON
- OFF-ROAD SITE ACCESS

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CONTEXT + ANALYSIS

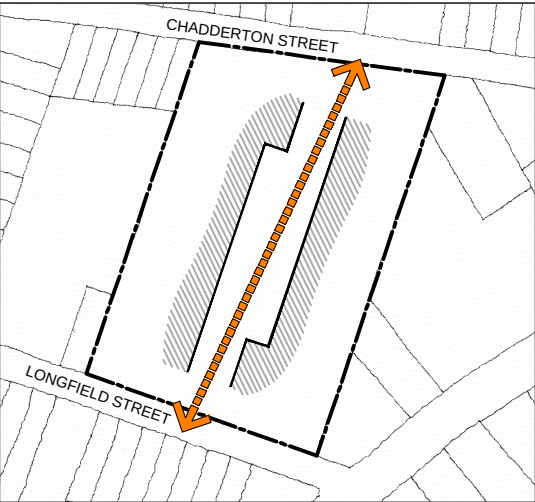
DESIGN RESPONSE

The master plan was developed around the following major guiding principles:

- Through site link
- Land usage
- Height and Setback
- Massing and Grain
- View and Open Space

The development of each of these guiding principles provide valuable feedback on how the final master plan should relate to the site, environment and its neighbours.

They each ensure that the proposed development will have excellent amenity as well as maintaining amenity to the neighbours and their future development.

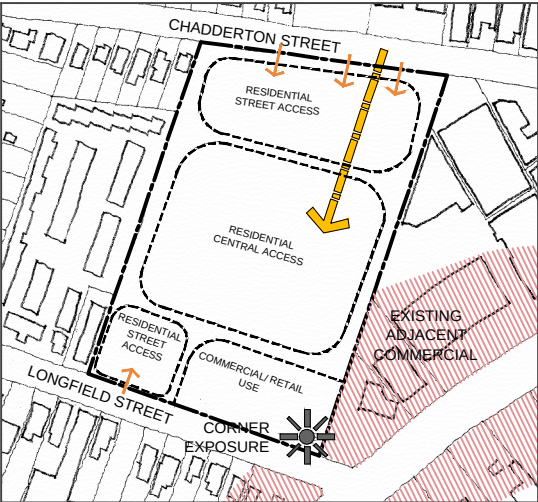


THROUGH SITE LINK

A through site link is to provided of linking Chadderton Street and Longfield Street. This through site link will provide visual connection between the streets, access to the centre of the site. It will also allow for emergency vehicles to transverse the site.

This entries to the through site link will be staggered in plan so that upon entering the link, there is a focal and termination point for the journey. In the mean time, there will be visual connection to the exit point on where the link is leading to.

It is envisaged that the majority of the through site link is to be a share zone between pedestrians and vehicles. It is envisaged that pedestrian and cyclist will have complete access across the site. While vehicles will be slowed down by traffic calming devices and be limited to a portion of the through site link necessary to access the building to the centre of the site. Emergency vehicles will have the ability to use the entire length of the link.



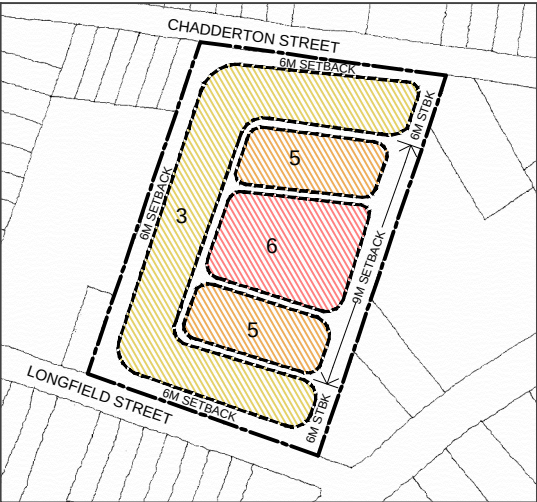
LAND USAGE

The south east corner of the site along Longfield Street is located less than 100m from Hume Highway. The restaurant at the corner of Longfield Street and Hume Highway has extensive setback that provide the opportunity for excellent visual connection to the Hume Highway for the building at that portion of the site.

The commercial / retail building is to be located along Longfield Street and focus on the Hume Highway end to take advantage of the improved exposure and visibility. Nursing home should be setback and be located in a discrete location away from the street.

The independent living units will also face Longfield Street to provide it with direct street access and street address.

A childcare centre is proposed within the residential area as its character is more suitable to a residential setting than a commercial setting.



HEIGHT AND SETBACK

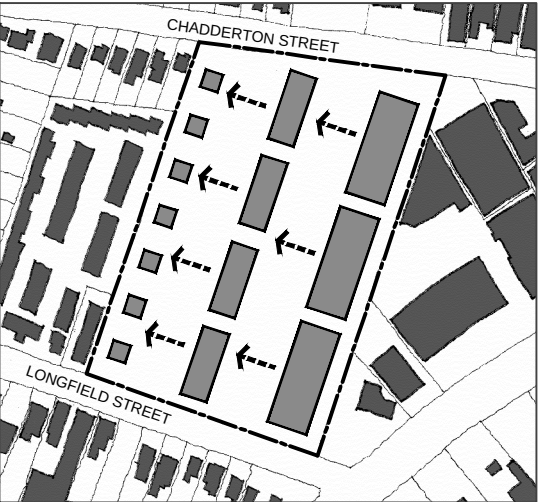
Building height strategy has been developed to minimise potential impact on itself and to the neighbours.

In order to relate to the surrounding residential neighbours, proposed buildings to the north, west and south boundaries are limited to 3 storeys in height. A height limit of up to 6 storey to the eastern boundary as the eastern neighbours are commercial in nature, therefore there will be no issue on privacy or over shadowing.

It is proposed that the buildings to increase in height up to 6 storeys at the centre of the site. There will be no adverse visual impact on the streetscape as any heights are setback and not visible from the street. Adequate building separations to be allowed so that there will be no internal overshadowing implication.

Building setbacks to be designed in accordance or to exceed the requirement of SEPP 65. For example building separation of 12m for building up to 4 storeys and 18m for building up to 6 storeys to be allowed.

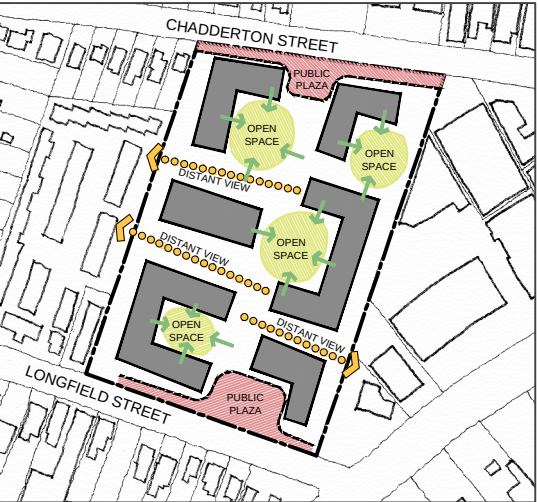
A setback of 9m to the east is proposed to allow for the future development of adjacent property to the same height without compromising its amenity. A setback of 6m is proposed to all other boundaries.



BUILDING MASSING

The massing of the proposed buildings is to respond to the changing grain of the precinct. The buildings to the east of the site are to be of a courser grain to respond to the industrial and warehouse buildings along Hume Highway.

The grain is to become finer as it moves from east to west to allow the finer grain buildings to relate to the smaller scale development along the north, west and east boundaries. The buildings that face the north, west and south boundaries are to have their massing broken down and the facades to be well articulated.



VIEW AND OPEN SPACE

A planted buffer zone is proposed to the east and west boundaries to provide screening from its neighbours.

The buildings are to be positioned in such a way that will allow for distant view out between buildings.

Public open space will be provided which is accessible to the general public. A public plaza to be formed along Longfield Street and bounded by commercial and retail properties which will activate the plaza. A second plaza along Chadderton Street opposite the existing temple is proposed to respond to the forecourt of the temple.

Defendable open spaces are to be provided to improve the amenity of the development. These are courtyard bound by proposed building and have limited access point which make them a safe and secure family environment.

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DESIGN RESPONSE

LONGFIELD STREET

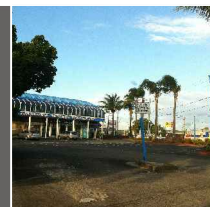


HEIGHT LEGEND:

- 1 STOREY
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS
- 6 STOREYS

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CONCEPT PLAN

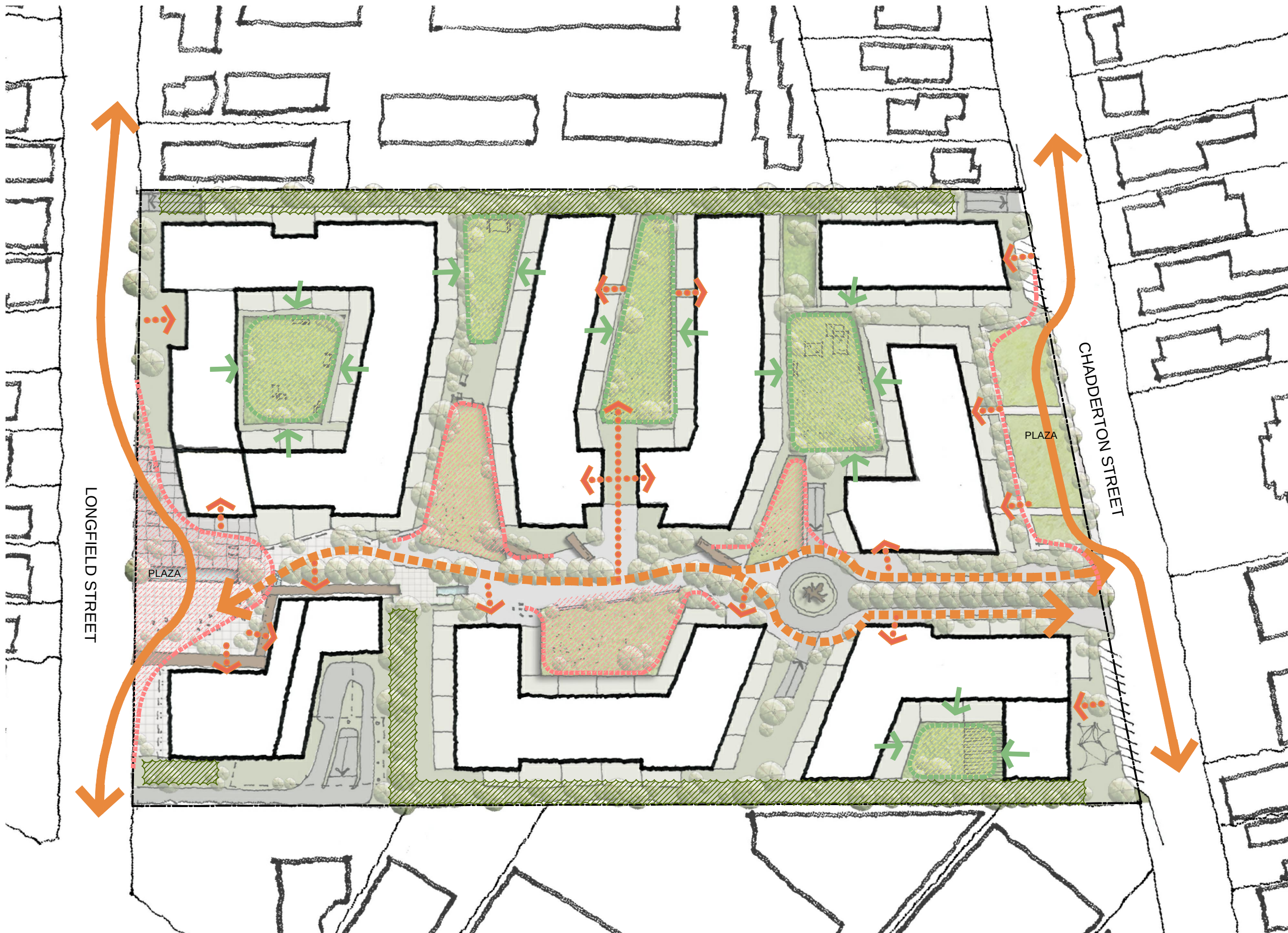


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GROUND FLOOR AND LANDSCAPE



ACCESS

A pedestrian through site link is proposed to connect Chadderton Street and Longfield Street. This through site link is to be a share zone for pedestrian, bicycle and emergency vehicles to access all the buildings on the site. A part of this link will provide vehicle access to buildings in the middle of the site from Chadderton Street. The new link will be a no through road for vehicles except for emergency vehicles.

The through link provides a visual connection from both ends. The link itself is non-linear, providing variation through the site. Landmarks frame the two ends of the through site link, with water feature on Longfield Street and round about with a sculpture to Chadderton Street.

Underground parking is provided for residents and visitor with access from Chadderton Street, Longfield Street as well as the through site link. Additional angled street parking to Chadderton Street is also provided for visitors as well as to the benefit of the wider community such as the temple's users.

OPEN SPACE

Two types of open space is proposed, public open space and defendable spaces.

The private open space has limited access and is enclosed by the proposed buildings. It is enclosed, safe, secure and private. This type of space is ideal for passive recreation use by family and children.

Public open space is being proposed in the form of plazas which front Chadderton Street and Longfield Street. They will relate to the commercial spaces and the forecourt of the temple opposite the site. They are open in character and can be enjoyed by the community in general, as well as possible venue for hosting special events.

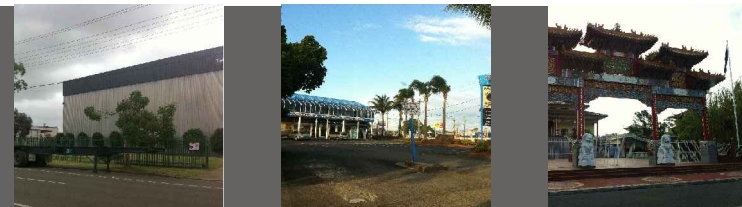
A number of public open spaces are provided along the through site link which create relief and green space for people traveling along the link.

LEGEND

- PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- SCREEN PLANTING
- FOOTPATH MOVEMENT
- THROUGH SITE LINK
- ACCESS TO COURTYARD
- BUILDING ACCESS

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OPEN SPACE AND CONNECTIVITY

VIEW

The buildings are designed in such a way that they are staggered to allow for view out between buildings. They are also laid out in such a way that they form courtyards that provide amenity to the residents.

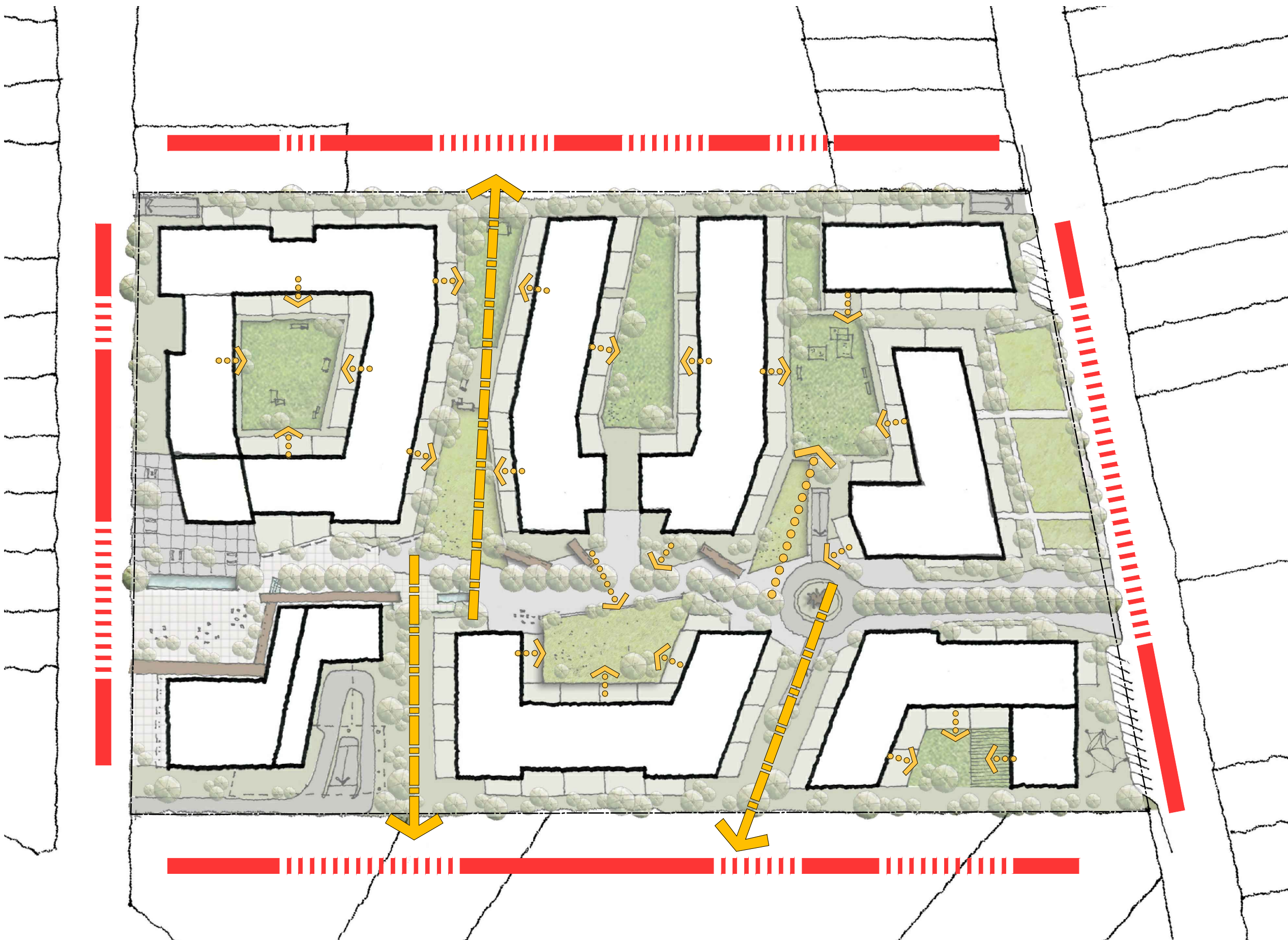
DENSITY

The built form density varies on different frontage to respond to the different site condition. The scale of the buildings are reduced to the north, west and south to relate to the residential nature of the surrounding.

There is opportunity for building with more mass to relate to the commercial and warehouses to the east.

LEGEND

-  GREEN OUTLOOK
-  DISTANT VIEW
-  BREAK IN BUILT FORM
-  BUILT FORM



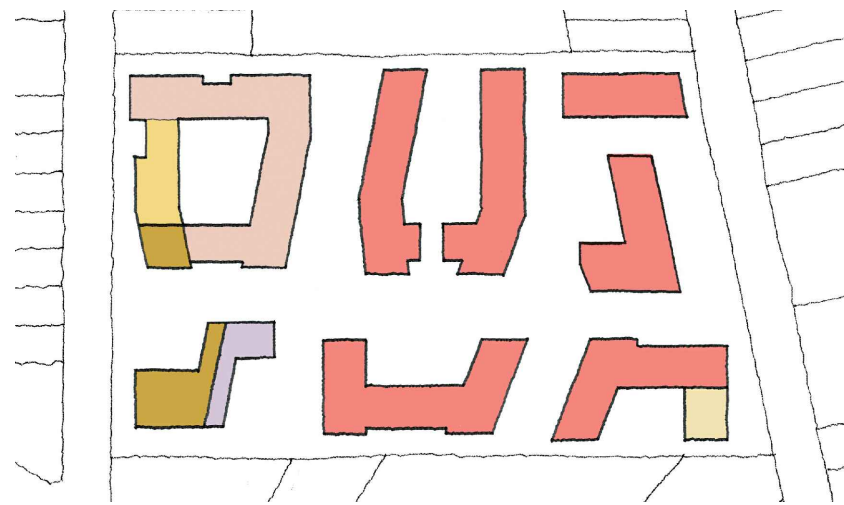
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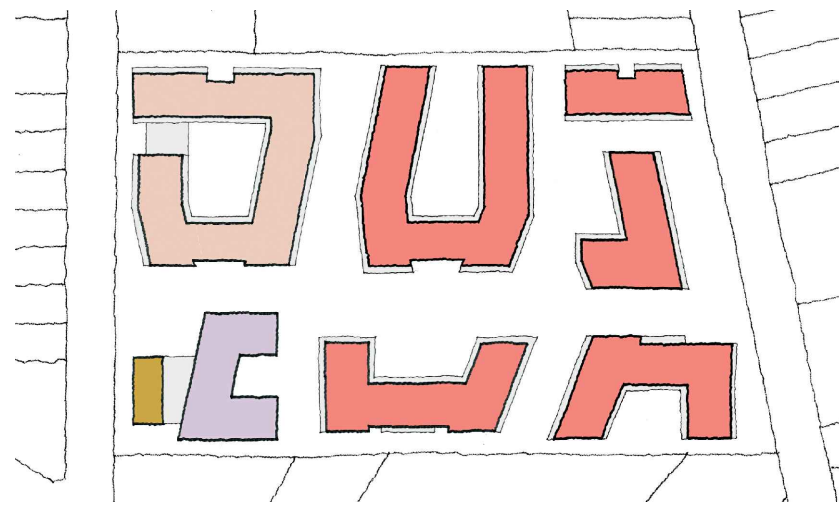


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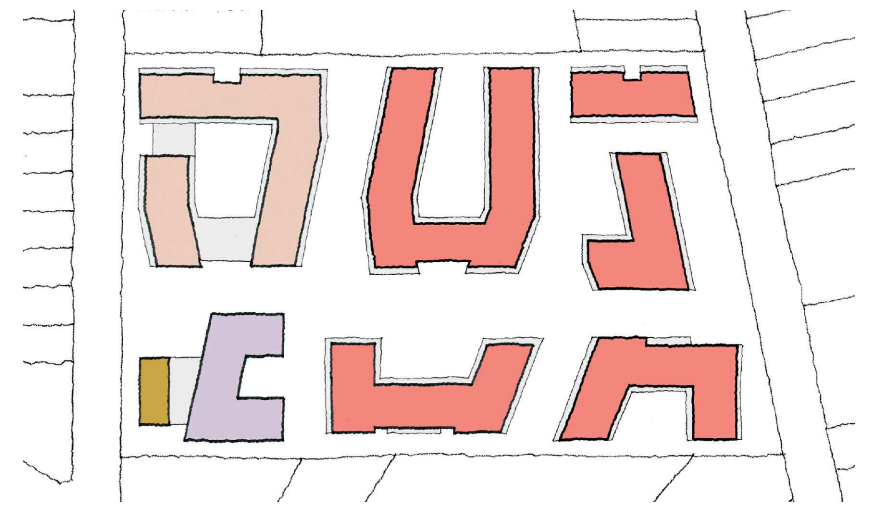
VIEW AND DENSITY



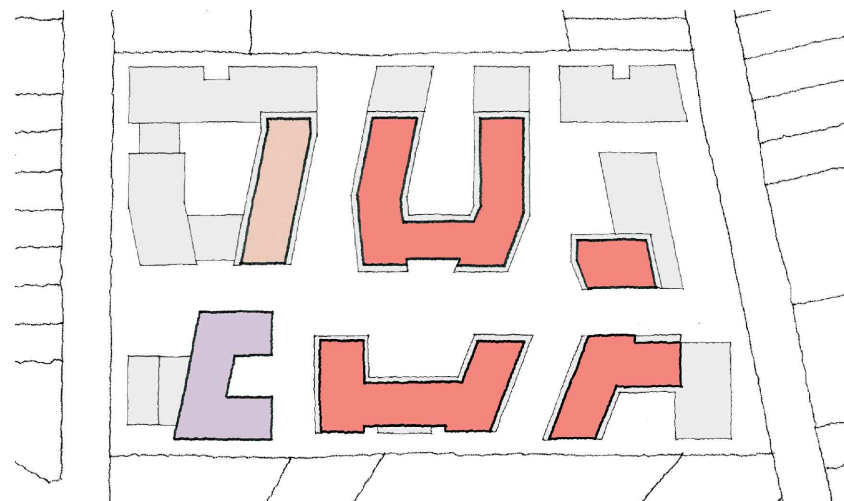
GROUND LEVEL



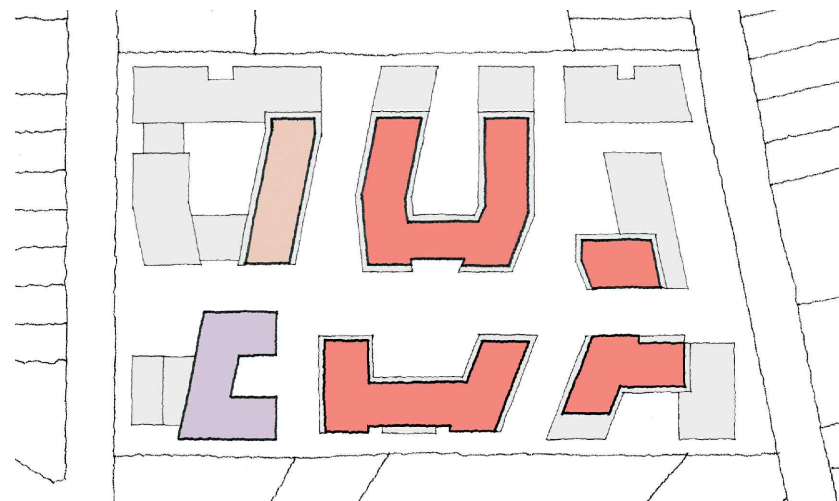
LEVEL 1



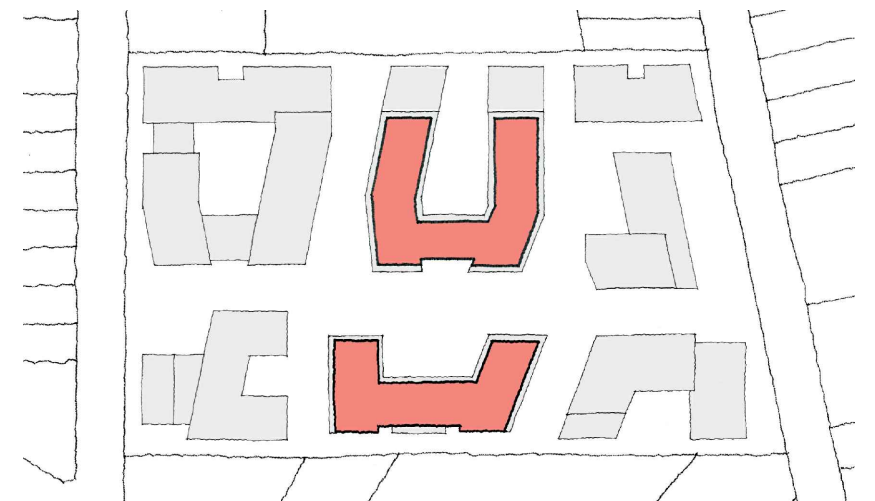
LEVEL 2



LEVEL 3



LEVEL 4



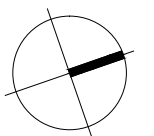
LEVEL 5

USAGE LEGEND:

- RESIDENTIAL
- COMMERCIAL/ RETAIL AND OTHER USES
- COMMUNITY FACILITIES
- CHILD CARE CENTRE
- INDEPENDENT LIVING UNIT
- NURSING HOME

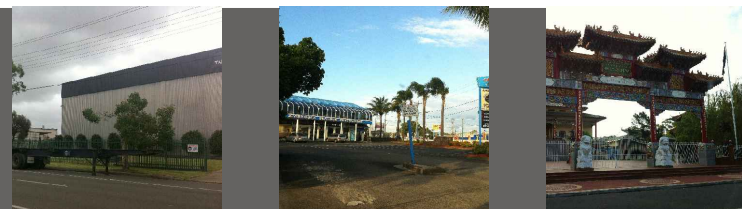
SCALE

0 15 30 75 150m

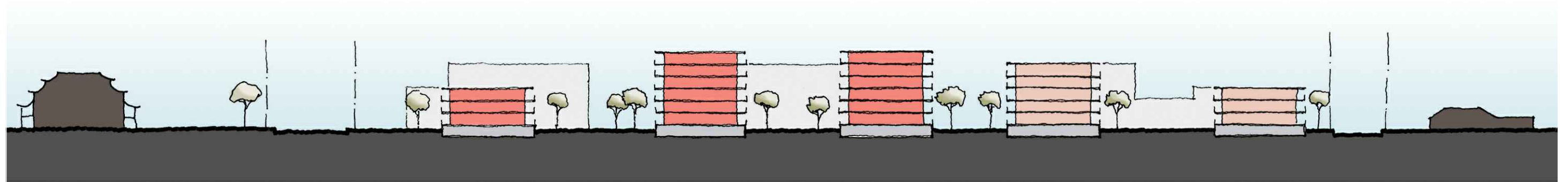


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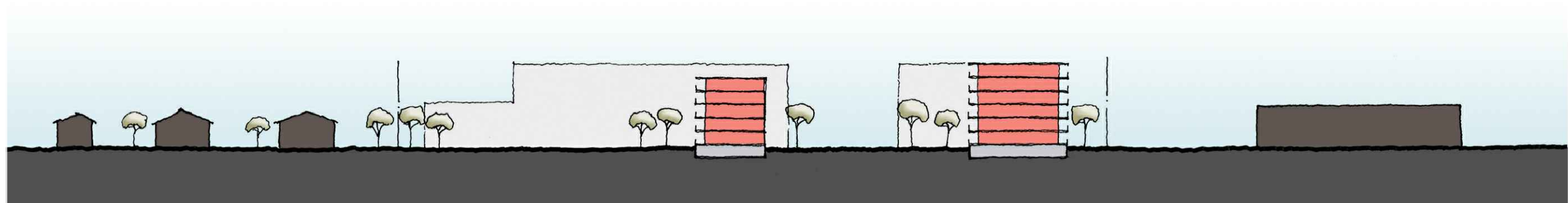
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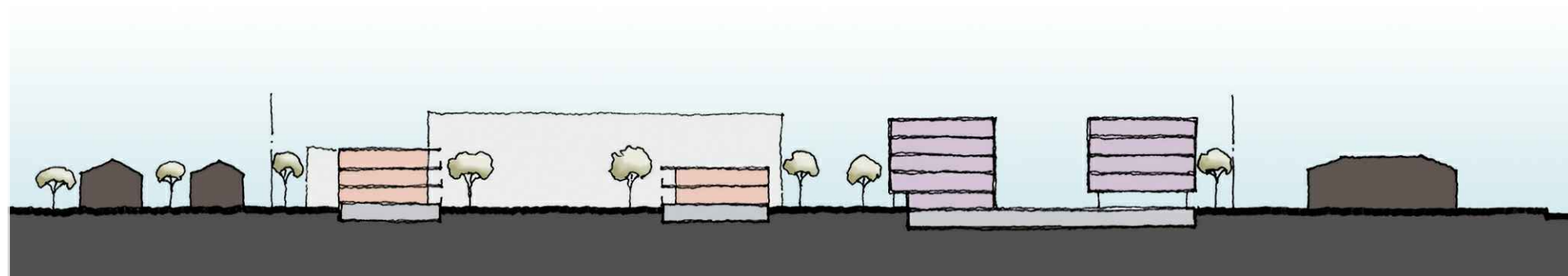
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FLOOR PLANS



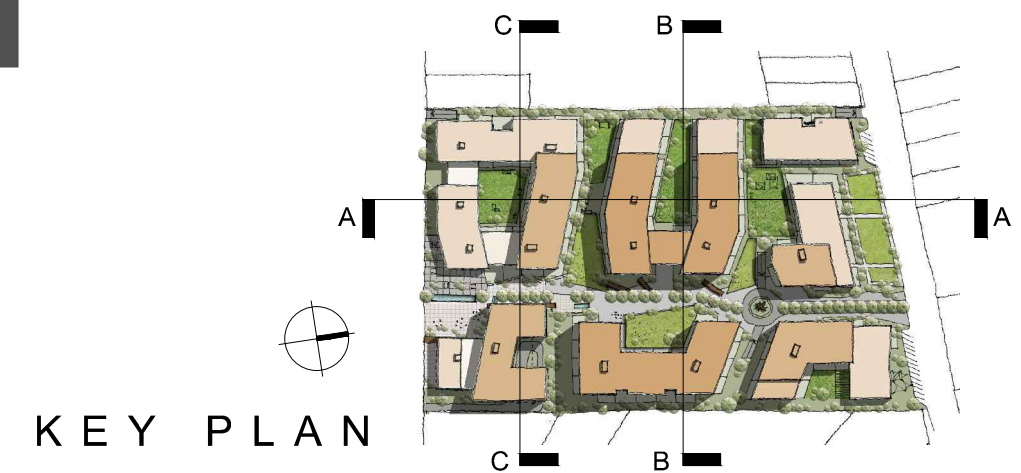
SITE SECTION A-A 1:1000



SITE SECTION B-B 1:1000



SITE SECTION C-C 1:1000



KEY PLAN

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SITE SECTIONS



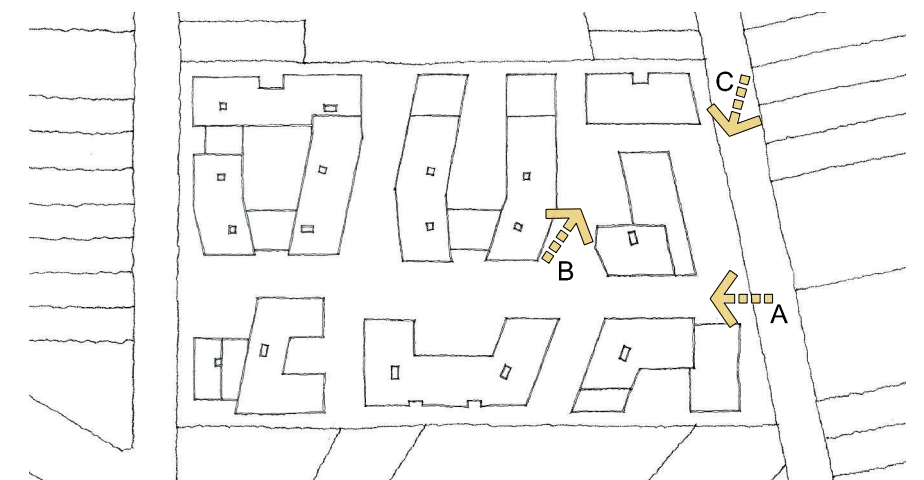
A. MAIN ENTRANCE



B. VIEW OF COURTYARD



C. VIEW ALONG CHADDERTON STREET



KEY PLAN

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PERSPECTIVES

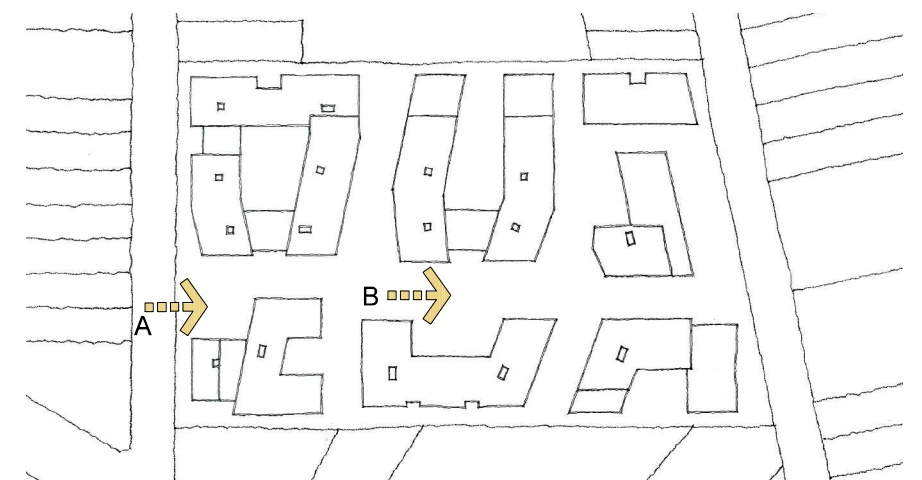


A. VIEW OF PLAZA ON LONGFIELD STREET



B. VIEW OF SHARED ZONE

KEY PLAN



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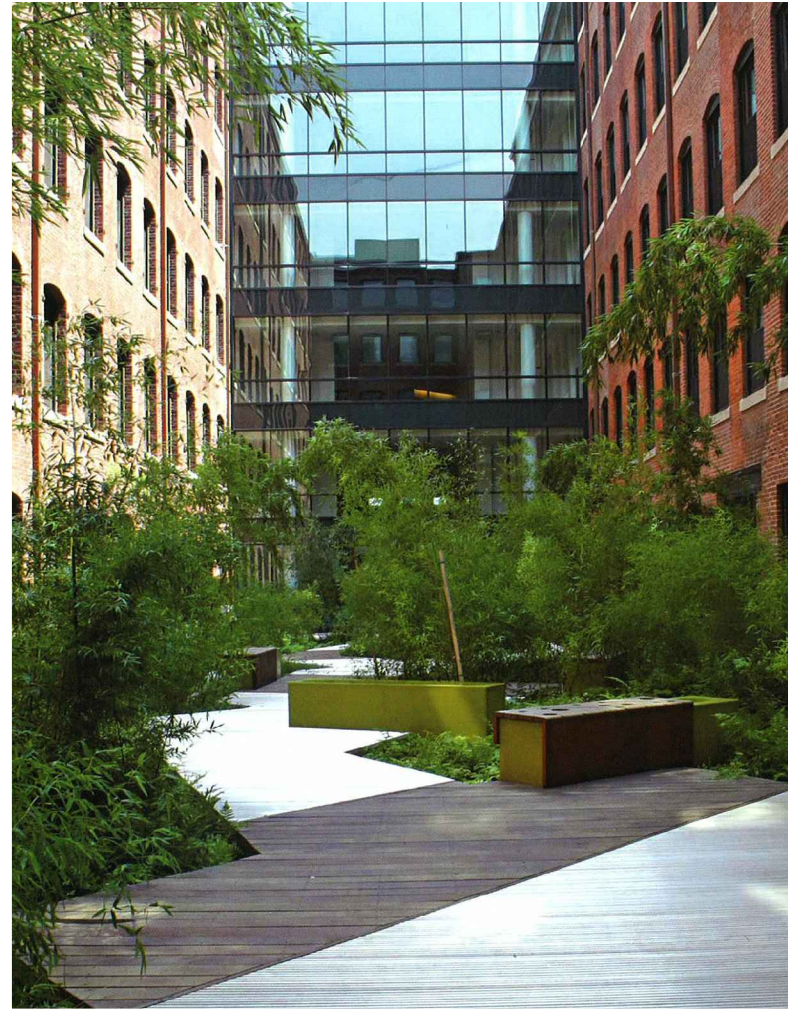
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BENCHMARK IMAGES

FSR CALCULATION

GFA	Blg 1	Blg 2	Blg 3	Blg 4 (ILU)	Blg 5	Blg 6	Blg 7	Total
Commercial/ Retail and other uses				819	1578			2397
Childcare							500	500
Nursing Home					8250			8250
Ground Floor	872	1373	3367	3315		2039	1425	12391
Level 1	872	1373	3367	3410		2039	1925	12986
Level 2	872	1373	3367	3052		2039	1925	12628
Level 3		575	2636	745		2039	1186	7181
Level 4		575	2636			2039	992	6242
Level 5			2259			2039		4298
Total	2616	5269	17632	11341	9828	12234	7953	66873

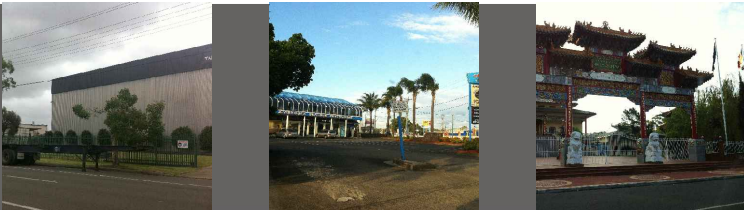
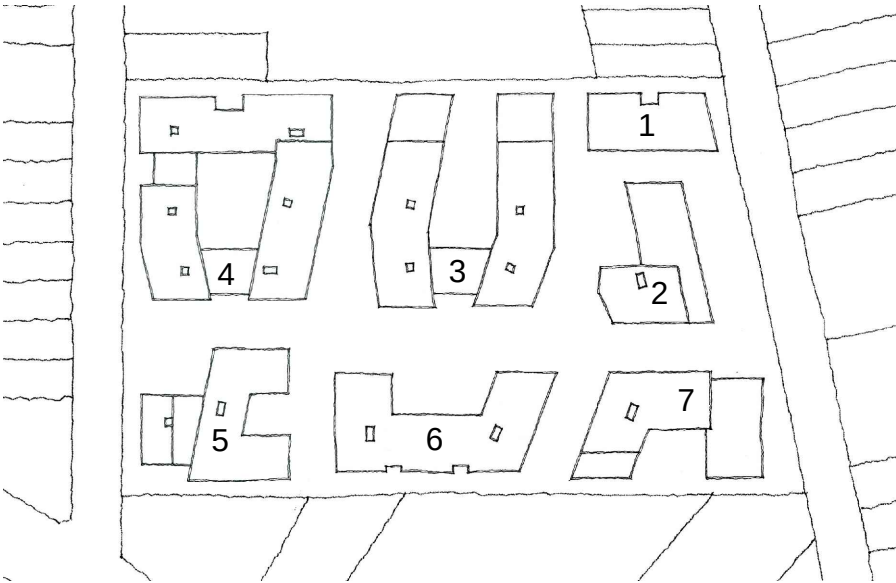
Total GFA	66873 sqm
Site Area	39672 sqm
FSR	1.69 :1

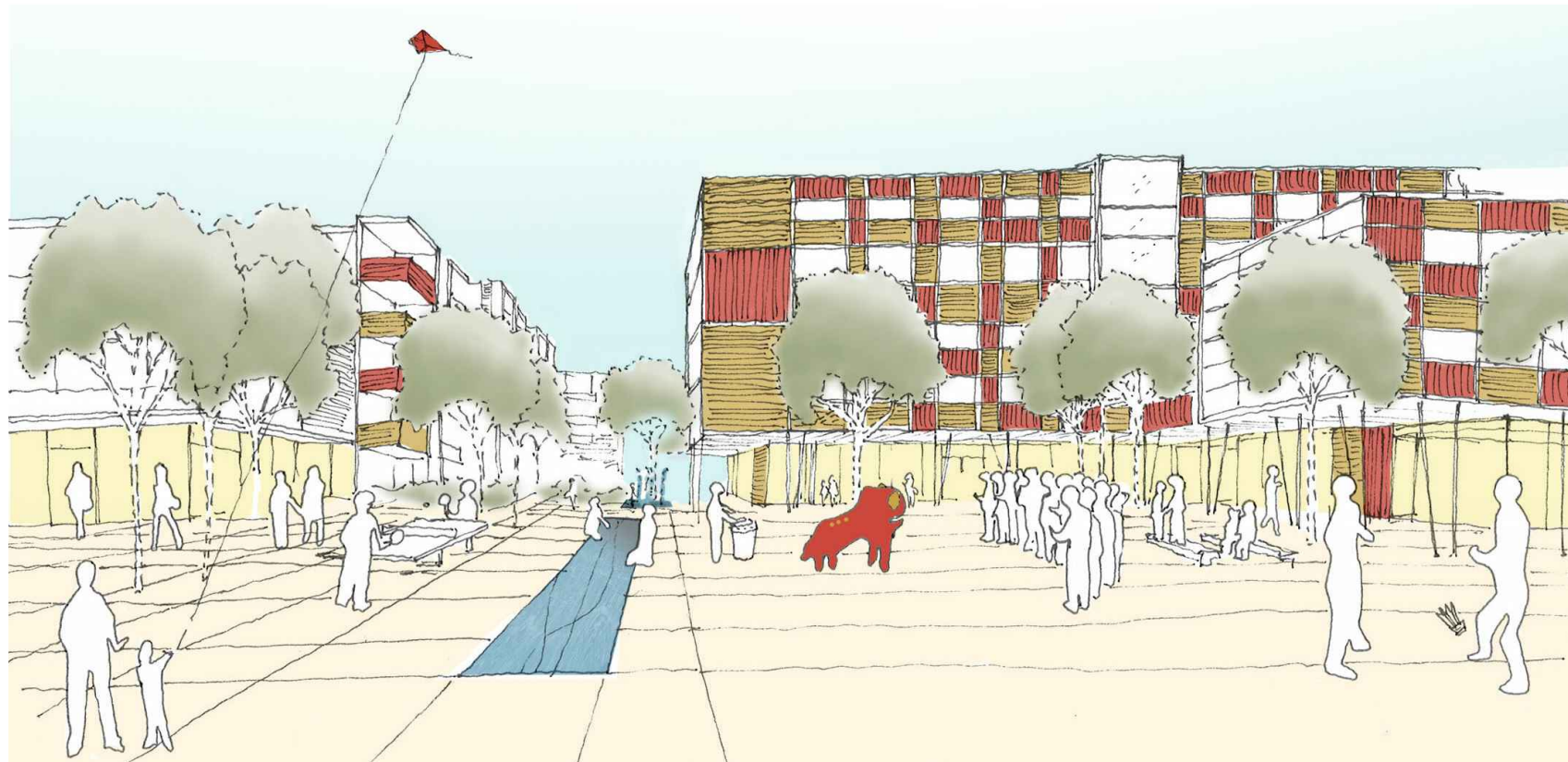
AREA BREAKDOWN

Commercial/ Retail and other uses	2397 sqm
Nursing Home	8250 sqm
ILU (inc. communal fac.)	10522 sqm
Child Care	500 sqm
Residential	45204 sqm

NOTES:

- Current Achieved GFA is based on building envelope measurements and includes all service and circulation cores.
- Current Achieved GFA figures to be confirmed follow ing design development.
- All figures presented in this chart are preliminary and refer to schematic designs prepared by Antoniades Architects Pty Ltd.

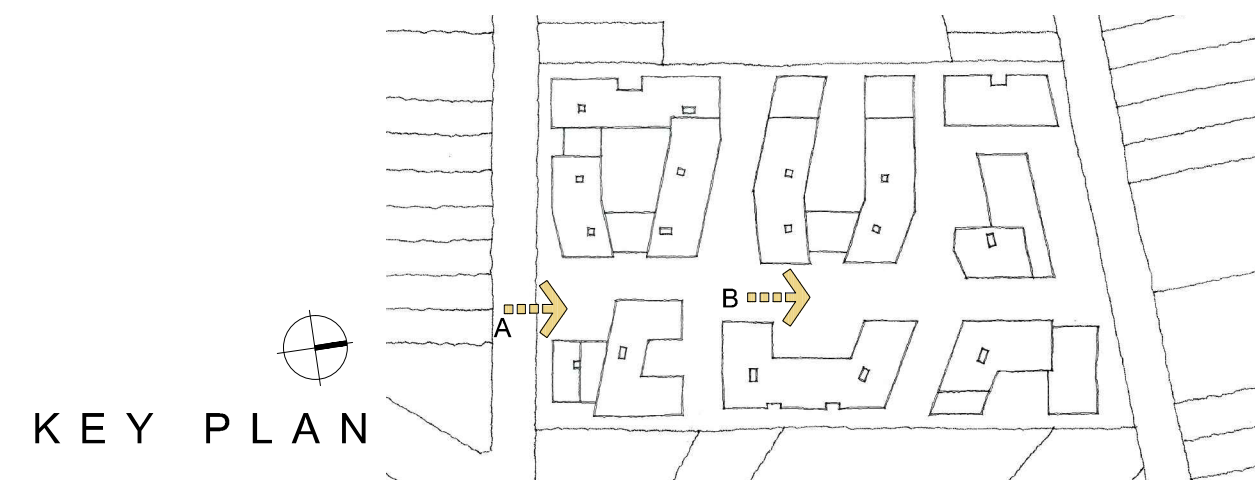




A. VIEW OF PLAZA ON LONGFIELD STREET



B. VIEW OF SHARED ZONE



KEY PLAN

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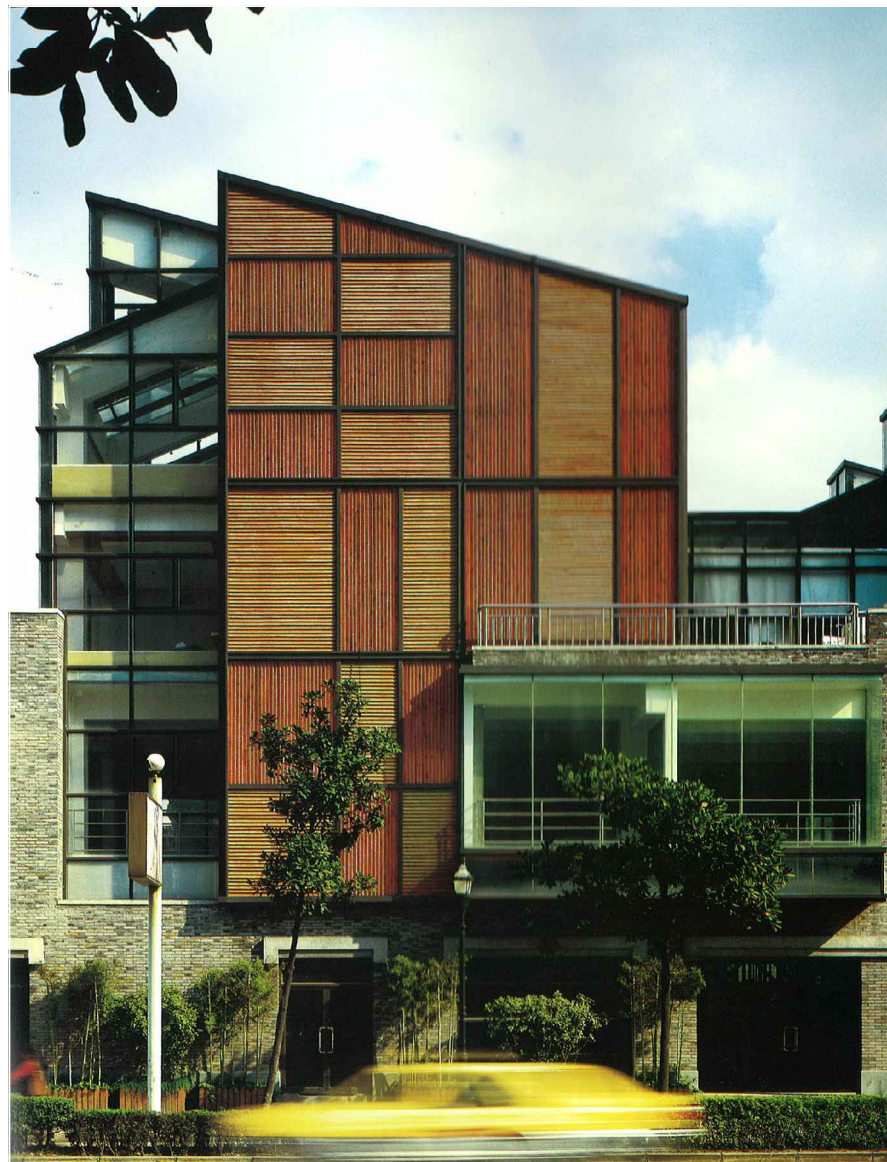
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CULTURAL PERSPECTIVES



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